

# News Release

**REALTOR® ASSOCIATION OF PIONEER VALLEY, INC.**  
 The Western New England Center for Real Estate Services  
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## January 2010 Single Family Sales Report Pioneer Valley sales up 13.4% • Median price up 15.3%

Pioneer Valley			Franklin County		
Sales up 13.4% • Median Price up 15.3%			Sales up 50% • Median Price down 30.5%		
	<u>2009</u>	<u>2010</u>		<u>2009</u>	<u>2010</u>
Closed Sales (units)	186	211	Closed Sales (units)	16	24
Closed Sales (\$Vol)	35,527,977	43,587,171	Closed Sales (\$Vol)	3,954,500	4,573,200
Average Sales Price	191,011	206,574	Average Sales Price	247,156	190,500
Median Sales price	167,750	190,000	Median Sales Price	241,750	168,000

  

Hampden County			Hampshire County		
Sales up 11.7% • Median Price up 21.6%			Sales up 4.8% • Median price up 2.1%		
	<u>2009</u>	<u>2010</u>		<u>2009</u>	<u>2010</u>
Closed Sales (units)	128	143	Closed Sales (units)	42	44
Closed Sales (\$Vol)	21,863,109	28,111,171	Closed Sales (\$Vol)	9,710,368	10,902,800
Average Sales Price	170,806	196,582	Average Sales Price	231,199	247,791
Median Sales price	145,500	177,000	Median Sales Price	220,875	225,500

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 created on February 22, 2010

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## **January 2010 TALKING POINTS**

### **Pioneer Valley Single-Family Homes — Key Points**

- Sales – up 13.4% (from 186 sold in January 2009 to 211 sold in January 2010)
- Prices - Median Price up 15.3% (from \$164,750 in January 2009 to \$190,000 in January 2010)
- Six-year snapshot - Value climbs 16.6% for long-term investors  
Median price up 16.6% from \$163,000 in January 2004 to \$190,000 in January 2010
- Mortgage Terms/Rates - The average rate for a 30-year fixed home loan averaged 4.93 percent with an average of 0.7 point for the week of ending February 18, 2010, down from last week when it averaged 4.97 percent, according to Freddie Mac. Last year at this time, the 30-year FRM averaged 5.04 percent.

Source: FreddieMac.com on February 22, 2010